

HOME FAMILY HOUSING VOUCHER PROGRAM

APPENDIX G. HOUSING INSPECTION & LEAD PAINT REQUIREMENTS

Housing Inspection

All units assisted with a HOME Family Housing Voucher must pass the habitability standards for permanent housing established in 24 CFR part 576.403(c).

The HOME Family Housing Voucher Program uses the AHS Housing Inspection (or Housing Quality Standards Plus) performed by the Vermont State Housing Authority. To request an inspection, the organization must use the AHS Housing Inspection Request form found in page 2.

The client file must include notice that the unit (as noted by address) passed inspection, and that it also met Lead Based Paint requirements, if applicable. Full records of all inspections are on file at the Vermont State Housing Authority. The applicant's Housing Support worker is responsible for requesting a housing inspection and submitting notice of passed inspection to the HOME Family Housing Voucher Program.

Lead-based Paint Requirements

All apartments built prior to 1978, must comply with HUD's Lead Paint Standards unless, X-ray or laboratory testing of all painted surfaces has been conducted, in accordance with HUD regulations, and found not to contain lead-based paint, or the building has been substantially renovated and all painted surfaces have been replaced.

Unless the building is exempt as outlined above, the client must receive:

1. Provide the client with HUD's **Lead Hazard Information Pamphlet** available here: <https://www.epa.gov/lead/protect-your-family-lead-your-home-english>
2. The landlord must provide the client with a disclosure report that provides information concerning lead-based paint or lead-based paint hazards in the unit and the exterior of building. If known, the landlord must disclose information such as the location of the lead-based paint and/or lead-based paint hazards, and the condition of the painted surfaces. A sample disclosure form is available here: https://www.epa.gov/sites/production/files/documents/lesr_eng.pdf

If the apartment will house children under 6 years of age, or pregnant women, then the housing inspection completed by the Vermont State Housing Authority will provide Visual Assessment by a HUD certified inspector of painted surfaces to identify deteriorated paint. If needed, the landlord must complete paint stabilization of deteriorated paint by repainting deteriorated surfaces. This work must be done in compliance with Vermont's Lead Laws. The HUD certified inspector must arrange for a post stabilization clearance inspection.

AHS Housing Inspection (HQS+) Request to VT State Housing Authority (VSHA)

To request an inspection, you must email this form to Samantha Green:

Samantha@vsha.org

CC: chris.cannizzaro@vsha.org

Referring organization (your organization): _____

Contact Person for This Request: _____

Email: _____ Phone #: _____

This inspection is being requested in connection with (must check one):

- Housing & Opportunity Grant Program (HOP)
- Vermont Rental Subsidy (VRS)
- Other Program: _____

Address of Unit: _____

of people in the Household: _____

of children under 6 years old in the Household: _____

of bedrooms in the unit: _____

Is the unit occupied by the participant? _____

Is the unit vacant and ready for inspection? _____

Tenant Name: _____

Tenant Phone #: _____

Landlord Name: _____

Landlord Phone #: _____

Has the Landlord been notified that the unit will be inspected by VSHA? **(Please notify the landlord)**

Yes

No

This information will be passed on to the appropriate Field Representative who will contact the landlord, conduct the inspection, notify the landlord of the result, and notify the referring agency of the result via email. If the unit fails, the landlord will contact the referring agency when the work is done (if they choose to do the repairs) and the above process is repeated.

Records of all inspections are on file at VSHA and be available as needed.

Questions? Call 802-828-0427